



Work Plan

Region 6 Regional Seed: Wilcox Oil Superfund Site Reuse Support

February 2018

EPA Region 6 and the EPA Superfund Redevelopment Initiative have requested support from Skeo Solutions (Skeo) to conduct a reuse assessment for the Wilcox Oil Superfund Site in Bristow, Oklahoma. The site is approximately 140-150 acres of land divided among 7-10 property owners. No responsible parties have been identified and EPA is in the early stages of conducting a remedial investigation. Two property owners have expressed interest in selling their properties and the City is also interested in redevelopment and attracting business to the area. The following table outlines tasks to be provided by Skeo to support EPA Region 6, ODEQ, property owners and local government to identify and clarify reuse goals and opportunities.

Tasks	Approx. Timeframes
<p>Task 1: Work Plan and Information Gathering</p> <ul style="list-style-type: none">• Conduct kickoff and information gathering calls with EPA Region 6 site team to gather site background information and discuss site reuse support needs. <i>(completed)</i>• Develop draft and final work plan. <i>(completed)</i>• Participate in kick off call with Bristow representatives and local partners to discuss reuse support and plan a site visit, if needed.• Compile list of potential stakeholders, project documents and map information.• Develop a work plan. <p><i>Deliverable: Work Plan</i></p>	<p>April – July 2017</p> <p>(completed)</p>
<p>Task 2: Site Visit and Stakeholder Interviews</p> <ul style="list-style-type: none">• Coordinate and conduct a site visit and stakeholder interviews to better understand reuse goals and considerations.• The site visit will include a tour of the site and surrounding area to understand opportunities and constraints related to infrastructure, land use, natural features and transportation.• Interviews may include:<ul style="list-style-type: none">○ Up to 7 property owners about their future plans and interest in their properties.○ Two banks that hold two properties in foreclosure and pipeline company (may be a phone interview)○ Local government interviews about their future plans and interests and to clarify zoning and review local plans and ordinances. <p><i>Deliverable: Site Visit and Site Visit Summary Memo</i></p>	<p>August – October 2017</p> <p>(completed)</p>

Tasks	Approx. Timeframes
<p>Task 3: Reuse Assessment Memo and Site Profile</p> <ul style="list-style-type: none"> • Based on document review, site visit and stakeholder discussions, Skeo will develop a reuse assessment memo that summarizes reuse goals and reasonably anticipated future use, site cleanup status, and opportunities and potential obstacles to reuse. • Develop a reuse suitability map based on site features, known information about site contamination and reuse considerations. Map(s) will be incorporated into the reuse assessment summary. • Develop a site profile one pager, if helpful, that summarizes properties and Superfund context that interested property owners / local government could use for redevelopment. <p><i>Deliverable: Reuse Assessment Memo and Site Profile</i></p>	<p>November 2017– March 2018 (in progress)</p>